



Workforce Housing

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Mourelatos Lakeshore Resort

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Why Here?

- Mourelatos Lakeshore Resort – Tahoe Vista, CA
 - 41-Year-Old Family Run Business
 - 21 Acres of Lake Front and Forest Resort
 - 2002 – 2008: Work Force Housing on 12 Acres in Tahoe Vista
- Board Member, Work Force Housing Association of Truckee Tahoe - WHATT
 - Work Force Housing Advocacy
- North Lake Tahoe Resort Association
- North Tahoe Business Association

The Need










Businesses That Meet the Need Gain Competitive Advantage:

- Retention
- Stewardship
- Higher Levels of Service
- Innovation

Communities That Don't Meet the Need Lose:

- Families
- Skilled Workforce
- Economic "Churn"

Tahoe Vista

-  2002 – Approached by Placer County Redevelopment
-  2003 – Initially Proposed Plan
 -  144 Units of Deed Restricted Affordable Rentals (Tax Credits)
 -  Attempted to Leverage TRPA “Bonus Units” INCENTIVE
 -  On 12 Acres of Open Space Surrounded by Development
 -  TRPA Requests WFH Study at Request for Submission
-  2003 – 2005 –Environmental Impact Report
-  2006 – 2007 – Revised Plan and Revisions to EIR
 -  50 Units - Deed Restricted Affordable
 -  30 Units – Moderate Dead Restricted For Sale
-  Late 2007. Project folded. \$750,000 spent ½ by Public Funds

Keys To Success

 It Is About Risk

 The Three “Musts” Needed To Invest:

1. Community Support

- a) There Must Be an Adopted Plan/Vision
- b) If Not Now, When?

2. Political Will






- a) Public Sector, Non-Profits and Local Community are Alligned
- b) Tone of Collaboration Must Be Clear

3. Appropriate Sources of Funds


- a) Tax Credits
- b) Local Jurisdictions
- c) TBID or Real Estate Tax?





Our Answer Today


-  House Employees On Our Forest Side
 -  High Loss of Highest and Best Use
 -  A Critical Part of Our Success
 -  Easiest For Those With Housing Assets
-  Provide Transportation Incentives
-  House Local Work Force
 -  Other Local Businesses
 -  TART Drivers
 -  Seasonal Workforce

Current Vision

-  12 Acre Parcel - 12 to 25 Units
 1. House MLR Work Force
 2. Housework Force for Local Businesses Only

-  Seek Small Size, High Quality, Low Cost Construction

-  Validate and Leverage All Incentives
 1. TRPA
 2. Placer County
 3. Special Districts

-  Private
 1. Deed Restricted
 2. Provide Guaranteed Lower Than Market Rates
 3. Collaborative of Local Businesses – Shared Investment
 4. Collaborative With All Local Agencies